

**City of Galveston, Texas**  
**Brownfields Site Assessment Pilot Project (BSAPP)**

**Quarterly Project Progress Report**  
**Third and Fourth Fiscal Quarters 2001 (April 1, 2001 through September 30, 2001)**

**Submitted to Ms. Camisha Scott, U.S. EPA Region 6 Brownfields Project Officer**

**Ref. Nos:** U.S. EPA Assistance ID No. BP986187-01-2  
BSAPP Doc. No. BSAPP-004-01

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**1.0 Background**

The City of Galveston's Brownfields Site Assessment Pilot Project grant was officially awarded on September 30, 1998. All remaining project work was completed in the 1st quarter of FY2000. All project objectives under the original funding were met. We applied to EPA for the second time for supplemental funding in January 2001. We were successful, and the project has been re-initiated with the new objectives as outlined in the supplemental proposal. The supplemental funding selection was made in March 2001, and awarded in July 2001. This document presents the eleventh official quarterly report since the initial grant award, and covers the 3<sup>rd</sup> and 4<sup>th</sup> fiscal quarters of 2001 (April 1, 2001 through September 30, 2001). Future reports will be issued after each quarter.

**2.0 Activities These Two Quarters**

Very little activity occurred in the 3<sup>rd</sup> quarter. The necessary documentation was prepared and submitted for the EPA Cooperative Agreement, and HGAC approval was obtained. EPA finalized the Cooperative Agreement in July.

A new cleanup workplan was prepared and submitted to the TNRCC Voluntary Cleanup Program (VCP) group for the 600 51<sup>st</sup> St. site. The new plan was for a cleanup through capping and administrative controls, whereas the original plan had been for excavation and replacement of the contaminated soil. This alternative approach was discussed with

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and agreed to by TNRCC. The reason for the change was that the City had planned on re-locating their Recycle Center from its present location on 61<sup>st</sup> Street to this site due to a potential sale of the 61<sup>st</sup> Street property. As a part of this relocation, the 600 51<sup>st</sup> St. site was to be entirely paved (capped) with 6 inches of crushed limestone and asphalt paving. The sale of the 61<sup>st</sup> Street property did not happen, so the recycle center will not be relocated. However, this now gives the Tax Foreclosed Property Resale Committee two approved options for site cleanup, either by the Committee or a potential buyer. The capping approach is more economical, but does have some administrative restrictions and deed recordation requirements.

Two new sites were added to the Potential Brownfields inventory list, bring the new total to 33. The first is a former metal working facility located at 3224 Broadway (Rear). It is a tax-foreclosed property, with numerous old drums and containers located on the first floor of a 2-story building. A Phase 1 Environmental Site Assessment (ESA) was performed to ASTM guidelines for the property that included a thorough site inspection. The Phase 1 ESA revealed no significant issues of concern. The site inspection determined the drums and containers were mainly empty, and the building mainly needed removal of the empty containers, trash and debris. The potential for asbestos containing building materials and lead based paint was noted. The first floor was an unpaved, earthen floor, and assessment and soil sampling was recommended after the trash cleanup when the floor could be more thoroughly inspected.

The second new site is the Maco Stewart Beach Camp Area presently owned by the Bay Areas Council of the Boy Scouts of America. (Note: A final decision on the inclusion of this site in the BSAPP is pending.) The City had requested to use the property as a burn site for debris collected after the 1983 hurricane, there was to be no other dumping other than burnable materials, and the ash was to be buried on-site. The City had agreed to absolve the Bay Area Council of any liability in connection with the burn operation. Recently, a potential buyer/developer had an informal site investigation performed (visual only), and it was determined from test excavation that there are various unburned buried materials such as petroleum, copper, lead and others. They estimated a \$35,000 to \$45,000 cleanup cost. Apparently, all the materials disposed of by the City in 1983 were not burnable, or there has been other "midnight" dumping at the site. The site investigation also indicated the potential wetlands on portions of the site. The Bay Area Council has requested assistance from the City for this problem. The BSAPP will perform Phase 1 and 2 ESAs and more thorough site investigations and test excavations. From this, the problems can be identified and delineated, and cleanup plans and estimates developed. If necessary, the BSAPP can enter the site in the VCP. We will also request the Corps of Engineers to perform a wetlands determination at the site.

The BSAPP Project Coordinator prepared a presentation for, and attended the Brownfields 2001 National Brownfields Conference on September 24<sup>th</sup> and 25<sup>th</sup>. We participated in a panel presentation with other Gulf Coast pilot cities including New Orleans, Baton Rouge, and Port Arthur. The purpose of the presentation was to overview the Brownfields programs in each of the Gulf Coast cities, and to share methods, challenges, successes and ideas. A copy of Galveston's presentation slides is attached for your information (I apologize in advance for the poor reproduction quality on the color maps and photos). This should give you an overview of the scope of our presentation.

### **3.0     Next Quarter's Planned Activities**

A meeting will be held with the Tax Foreclosed Property Resale Committee to discuss the next steps for 600 51<sup>st</sup> St. Work will begin on the Maco Stewart Beach Camp Site. We will follow-up with City personnel on the 3224 Broadway Site. We will attempt to re-initiate discussions with the BN&SF railroad on the 37<sup>th</sup> and Harborside property for the Old Central/Carver Park youth sports complex. We will also inform GHA and GHFC of our supplemental funding and offer continued support services to housing development projects.

### **4.0     Schedule Status**

The second phase of the project under the supplemental funding commenced in July 2001. The project is anticipated to run for two years through July 2004.

### **5.0     Budget Status**

The old cooperative agreement has been superceded by the new cooperative agreement. The remaining previous budget was less than \$100. The new starting budget is \$150,000 for site assessment and redevelopment planning, and \$50,000 for Greenspace Development. As of September 30, 2001, \$11,030.02 has been expended from the \$150,000, and nothing has been expended from the \$50,000. Detailed Budget Reports are included as Attachments 1 and 2.

### **6.0     Work Products Developed This Quarter**

A Revised Cleanup Workplan for 600 51<sup>st</sup> St. was submitted to the TNRCC VCP group. A Phase 1 ESA Report was submitted to the appropriate City personnel and project distribution. Presentation slides were developed for the Brownfields Conference.

### **7.0     Key Measures of Performance**

See attached spreadsheet, Attachment 3.

**City of Galveston**  
**Brownfields Site Assessment Pilot Project**  
**Quarterly Budget Report: 3rd 4th QTRs FY2001 (4/01 - 9/01) - Base Project**

<b>Task Breakdown</b>	<b>PROJECT BUDGET</b>	<b>This Period 1stQTR2001</b>	<b>Previous Total</b>	<b>Cummulative To Date</b>	<b>Remaining Budget</b>
<b>Task 1: Planning, Project Management &amp; Coordination, Travel, Other</b>					
Prime Contract	\$ 30,000.00	\$ 4,822.50	\$ -	\$ -	\$ 30,000.00
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ 2,000.00	\$ 1,024.48	\$ -	\$ 1,024.48	\$ 975.52
Other	\$ 1,000.00	\$ 46.04	\$ -	\$ 46.04	\$ 953.96
<b>Task Total</b>	<b>\$ 34,000.00</b>	<b>\$ 5,893.02</b>	<b>\$ -</b>	<b>\$ 5,893.02</b>	<b>\$ 28,106.98</b>

<b>Task 2: Identification/Selection of Sites &amp; Data Base Development</b>					
Prime Contract	\$ 5,000.00	\$ 1,070.00	\$ -	\$ 1,070.00	\$ 3,930.00
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Task Total</b>	<b>\$ 5,000.00</b>	<b>\$ 1,070.00</b>	<b>\$ -</b>	<b>\$ 1,070.00</b>	<b>\$ 3,930.00</b>

<b>Task 3: Community Involvement</b>					
Prime Contract	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
Subcontracts	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
Materials/Supplies	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
<b>Task Total</b>	<b>\$ 12,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,000.00</b>

<b>Tasks 4 &amp; 5: Phase I &amp; II Environmental Site Assessments</b>					
Prime Contract	\$ 35,000.00	\$ 1,525.00	\$ -	\$ 1,525.00	\$ 33,475.00
Subcontracts	\$ 35,000.00	\$ 379.50	\$ -	\$ 379.50	\$ 34,620.50
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Task Total</b>	<b>\$ 70,000.00</b>	<b>\$ 1,904.50</b>	<b>\$ -</b>	<b>\$ 1,904.50</b>	<b>\$ 68,095.50</b>

<b>Task 6: Redevelopment Planning</b>					
Prime Contract	\$ 15,000.00	\$ 2,162.50	\$ -	\$ 2,162.50	\$ 12,837.50
Subcontracts	\$ 12,000.00	\$ -	\$ -	\$ -	\$ 12,000.00
Materials/Supplies	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Task Total</b>	<b>\$ 29,000.00</b>	<b>\$ 2,162.50</b>	<b>\$ -</b>	<b>\$ 2,162.50</b>	<b>\$ 26,837.50</b>

<b>PROJECT TOTAL</b>	<b>\$ 150,000.00</b>	<b>\$ 11,030.02</b>	<b>\$ -</b>	<b>\$ 11,030.02</b>	<b>\$ 138,969.98</b>
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**Attachment 1**  
**To The City of Galveston's**  
**Quarterly Project Report**

**City of Galveston**  
**Brownfields Site Assessment Pilot Project**  
**Quarterly Budget Report: 3rd 4th QTRs FY2001 (4/01 - 9/01) - Greenspace**

<b>Task Breakdown</b>	<b>PROJECT BUDGET</b>	<b>This Period 1stQTR2001</b>	<b>Previous Total</b>	<b>Cummulative To Date</b>	<b>Remaining Budget</b>
<b>Task 1: Planning, Project Management &amp; Coordination, Travel, Other</b>					
Prime Contract	\$ -	\$ -	\$ -	\$ -	\$ -
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Task Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Task 2: Identification/Selection of Sites &amp; Data Base Development</b>					
Prime Contract	\$ -	\$ -	\$ -	\$ -	\$ -
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Task Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Task 3: Community Involvement</b>					
Prime Contract	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
Subcontracts	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
Materials/Supplies	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Task Total</b>	<b>\$ 5,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,000.00</b>

<b>Tasks 4 &amp; 5: Phase I &amp; II Environmental Site Assessments</b>					
Prime Contract	\$ 13,000.00	\$ -	\$ -	\$ -	\$ 13,000.00
Subcontracts	\$ 21,000.00	\$ -	\$ -	\$ -	\$ 21,000.00
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Task Total</b>	<b>\$ 34,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34,000.00</b>

<b>Task 6: Redevelopment Planning</b>					
Prime Contract	\$ 4,000.00	\$ -	\$ -	\$ -	\$ 4,000.00
Subcontracts	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
Materials/Supplies	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Task Total</b>	<b>\$ 11,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,000.00</b>

<b>PROJECT TOTAL</b>	<b>\$ 50,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000.00</b>
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**City of Galveston, Texas  
Brownfields Site Assessment Pilot Project  
Key Indicators of Performance**

Pilot Name: Galveston, Texas												
Estimated Brownfields (AP1): 33												
Potential Brownfields	Targeted Brownfields	Pilot Assessments Started	Pilot Assessments Complete	Non-Pilot Assessments Complete	Clean Sites	Cleanups Started	Cleanups Complete	Redevelopment Started	Cleanup Construction Jobs Leveraged	Non-Pilot Cleanup Dollars Leveraged	Redevelopment Jobs Leveraged	Non-Pilot Dollars Leveraged Constr./Redev.
AP2	AP3	AP4	AP5	AP6	AP7	AP8	AP9	AP10	AP11	AP12	AP13	AP14
57th & Stewart Road	Eliminated	Feb-99	Jun-99		N	N/A	N/A	N/A	N/A	N/A	N/A	N/A
600 51st. St.	Y	Feb-99	Sep-99	Dec-99	N	N						
East End Flats	Y	Aug-99	Jan-00		Y	N						
Old Central/Carver Park	Area Study	Aug-99	Dec-00		Y							
37th & Harborside	Y	Aug-99	Dec-00									
3224 Broadway (Rear)	Y	Jul-01	Jul-01									
Maco Stewart Camp Site	Y											
Teledyne Pipe Plant	N**	Aug-99	Dec-00									
1802 Mechanic	N											
514 21st Street	N**	Aug-99	Dec-00									
527 21st Street	N**	Aug-99	Dec-00									
202 25th Street	N**	Aug-99	Dec-00									
2610 Mechanic	N**	Aug-99	Dec-00									
318 27th Street	N**	Aug-99	Dec-00									
2627 Market	N**	Aug-99	Dec-00									
2701 Market	N**	Aug-99	Dec-00									
2728 Post Office	N**	Aug-99	Dec-00									
1201 Harborside	N											
1202 Postoffice	N											
1528 Mechanic	N**	Aug-99	Dec-00									
707 23rd Street	N**	Aug-99	Dec-00									
2327 Winnie	N**	Aug-99	Dec-00									
1119 23rd Street	N**	Aug-99	Dec-00									
910 23rd Street	N**	Aug-99	Dec-00									
2928 Broadway	N**	Aug-99	Dec-00									
3102 Avenue L	N**	Aug-99	Dec-00									
57th & Broadway	N											
425 59th Street	N											
3 Lennox	N											
6102 Broadway	N											
2417 57th Street	N											
5701 Avenue S	N											
302 25th Street	N**	Aug-99	Dec-00									
814 22nd Street	N**	Aug-99	Dec-00									
2728 Ball	N**	Aug-99	Dec-00									
TOTALS	5	4	2	1								
	**	Included as part of the Old Central/Carver Park Area Study										